

MIAMI CROSSING JEDD
BOARD OF DIRECTORS MEETING
MINUTES
SEPTEMBER 11, 2018

Call to Order

Chairman Tracy Williams called the Miami Crossing JEDD meeting to order at 2:01 p.m. The following members of the board were present:

Present:

- Tracy Williams
- Emily Christian
- Clay McCord
- Chris Snyder

Nick Endsley and Russell Knowles, Sebaly, Shillito + Dyer; and Susan Davis, Miami Township; were in attendance.

Chris Fine joined the meeting at 2:02 p.m.

Approval of Minutes

Emily Christian motioned to approve the minutes as presented from the June 12, 2018 meeting. Chris Snyder seconded the motion. Mr. Williams aye, Ms. Christian aye, Mr. McCord aye, Mr. Fine aye, and Mr. Snyder aye.

Treasurer's Report

Clay McCord reported everything is on track. The State Auditor's Office finished the audit and the JEDD made the last audit payment in July. The bank service charges/fees are now broken out by month on the Treasurer's report. The ending balance as of August 31, 2018 is \$1,228,241.26 and fund balance after reserves is \$765,831.71.

Tracy Williams motioned to accept the treasurer's report. Chris Snyder seconded the motion. Mr. Williams aye, Ms. Christian aye, Mr. McCord aye, Mr. Fine aye, and Mr. Snyder aye.

Discuss 2019 Proposed Budget

Mr. McCord presented a proposed 2019 budget for discussion and feedback. He indicated the green highlighted column indicates the 2018 budget and the blue highlighted column is the proposed 2019 budget. This initial proposal would increase the assistance fund to \$40,000, add \$5,000 in development plans/maintenance activities and \$2,500 in bank service charges/fees, and keep the \$100,000 Miami Crossing District development the same.

The board discussed ways to show the assistance expenditure with unutilized funds rolling over to the following year to provide for a larger funding pool. Mr. McCord said he

could show resources available for disbursement which would be different from the annual revenue expense statement. This would help answer questions of the money

budgeted in the economic development assistance payments from year to year. Mr. McCord will add a line item indicating what will be reserved for the assistance maintenance fund and start accumulating that line item and leave the \$20,000 expenditure in the 2019 proposed budget. The board also agreed to establishing a reserve for the Exit 44 project in the 2019 proposed budget. Mr. McCord will incorporate the changes discussed and re-distribute the proposed budget to the board.

Tracy Williams motioned to recommend allowing Mr. McCord to deliver the 2019 proposed budget to the contracting jurisdictions with the changes as discussed. Emily Christian seconded the motion. Mr. Williams aye, Ms. Christian aye, Mr. McCord aye, Mr. Fine aye, and Mr. Snyder aye.

Discuss Resolution #1-2018 Composing Records Commission

Nick Endsley explained the provision in the Ohio Revised Code that provides for special taxing districts to have a records commission composed of, at a minimum, a chairperson, a financial representative and a legal representative. The commission shall meet at least once a year and will address the disposal of records and revise records retention schedules as needed. The board discussed the records commission appointments. Chris Fine motioned to approve Resolution #1-2018 composing the records commission by appointing Mr. Williams as board chair, Mr. McCord as the financial representative and Mr. Endsley as the legal representative and hereby adopts the public records policy, which shall supersede any previous public records policy adopted by the board. Tracy Williams seconded the motion. Mr. Williams aye, Ms. Christian aye, Mr. McCord aye, Mr. Fine aye, and Mr. Snyder aye. The records commission meeting will immediately follow the Miami Crossing JEDD meeting.

Update of the Miami Crossing District

Mr. Snyder updated the board on the following:

- Sears is closing late November; discussions with Seritage on redevelopment of the site
- Redevelopment of Sears Auto Store to an Outback Restaurant; there is currently no tenant for the other half of the building
- Elder Beerman is now closed; a new owner has bought the Bon-Ton brand and will emphasize its online shopping experience
- The township continues to be in discussions with Washington Prime on redevelopment of the Dayton Mall
- Mr. Snyder has been talking to Ricker/Cunningham, a firm out of Colorado, that analyzes market and economic factors that affect public and private sector development; Mr. Snyder will send samples of their work product to the board for review
- Washington Prime is interested in rebranding the mall property and co-marketing the Miami Crossing District with signage which will help the business community
- Working on a new design for the banners, in the meantime the old-style banner will be installed this fall
- The board discussed the Kleingers Group landscaping project at SR725/Southwind Drive and the maintenance concerns

- Will follow-up with the Brixmor Property Group about contributing funds for maintenance on the Kleingers Group landscaping project at SR725/Southwind Drive
- Instead of landscaping improvements, The Village at 725 would rather see funding of sidewalk improvements and a bikeway leading to The Village of 725
- Mr. Snyder passed out a draft of a progress report of the 10 goals listed in the master plan for the board to review

Issues from Around the Table

None

Public Comments

None

Next Meeting Date

The next meeting is Tuesday, November 13, 2018 at 2:00 p.m. at Miami Township Government Center.

Next Agenda Items

- Discuss Annual Meeting Presentation

Executive Session

At 2:50 p.m., Tracy Williams motioned to adjourn into executive session to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance in accordance with ORC 121.22 (G8). Chris Snyder seconded the motion. Mr. Williams aye, Ms. Christian aye, Mr. McCord aye, Mr. Fine aye, and Mr. Snyder aye.

At 3:26 p.m., Chris Fine motioned to close executive session and return to regular session. Emily Christian seconded the motion. Mr. Williams aye, Ms. Christian aye, Mr. McCord aye, Mr. Fine aye, and Mr. Snyder aye.

Adjourn

Mr. Williams adjourned the meeting at 3:27 p.m.